

# ***Board of County Commissioners***

## **Development Review**

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## ***April 22, 2002 DRC Meeting***

Meeting convened at 2:05 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Zig Rice-Coastal Engineering, Marie Keenum-911 Coordinator, Terry Neal-Attorney, Virginia Watson-Planner and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of April 15, 2002. Mrs. Keenum seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business**

#### ***Habitat for Humanities-Sumter County***

##### ***Major Development***

##### ***Engineering Site Plan Review***

Michael Springstead, Springstead Engineering, Inc., was present and proposing to construct a thrift store for Habitat for Humanity. Mr. Rice discussed the engineer's findings regarding the project proposal, which included the following: no screening on dumpster, no fine on handicapped sign, no FEMA panel number or date and no detail on silt fence. Mr. Helms discussed his findings, which included the following: no site acreage shown on plan, no building square footage and uses shown, discrepancy in legal description on line 2 and no SWFWMD, DOT or DEP permit approvals. Mrs. Rogers stated all previous concerns had been addressed on the newly submitted plans. Attorney Neal asked about the POB in the legal description and stated the calls did not run or match in line 7. Mrs. Keenum asked about a driveway from C-44A. Mrs. Watson inquired about the proposed lift station location. Mr. Springstead replied that it would be located on-site with the City of Wildwood within the property boundaries.

Mr. Helms moved to table the request until a new site plan reflecting all requested corrections has been submitted. Mrs. Watson seconded the motion and the motion carried.

There was a discussion regarding future meeting dates and deadlines.

## **Public Forum-**

### ***The Villages-Regional Hospital***

Malcolm Johnston, Vice-President of Facilities, and John Seltzer, project supervisor, were present and inquiring about the placement of permanent on-site ground signs. The discussion regarded the required ten-foot setback from a road right-of-way for any sign less than twenty feet tall. Mr. Helms stated he had line of sight concerns and that Public Works had not been receptive to the proposal for a lesser setback and had requested more information. Attorney Neal asked about the sign design. Mr. Seltzer stated the signs were under six feet tall and two feet wide and didn't feel they would interfere with line of sight. Mrs. Watson asked about a traffic light and island sign. Mrs. Rogers asked what the proposed setback would be from the right-of-way. Mr. Seltzer stated the signs would be 12-14 feet from the centerline of the road and 5-6 feet from the curb. Mr. Rice stated DOT had line of sight directives/standards to follow. Mr. Johnston stated they were proposing three different entrance signs: maintenance and emergency, ambulance and visitor. Mr. Johnston stressed the need to have signs at each entrance. Mrs. Rogers discussed the sign construction and safety concerns. Mr. Helms discussed language in the developer's agreement. The Committee requested a new site plan showing the line of sight directives provided by DOT.

Mr. Helms stated the next meeting would be on May 6, 2002.

Meeting adjourned at 2:30 PM.